

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R72167

HEB

Property Information

property address: 725 E VILLA MARIA

legal description: ZENO PHILLIPS, BLOCK 7, LOT 1 (TR-340), ACRES 13.66, TEJAS CENTER WEST
(SEE R301731 AND R301732 FOR IMPROVEMENT ONLY ACCOUNTS)

owner name/address: TEJAS CENTER, LTD

1700 GEORGE BUSH DR E

COLLEGE STATION, TX 77840-3302

full business name: see tenants in "Comments" section

land use category: Comm. retail

type of business: Strip Center

current zoning: C2

occupancy status: occupied / vacant

lot area (square feet): 594,893

frontage along Texas Avenue (feet): 627.86

lot depth (feet): 834.4

sq. footage of building: 0

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 7 building height (feet): 20 # of stories: 1

type of buildings (specify): Concrete

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 5 type/material of sign: E/N; brick

overall condition (specify): excellent

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 479

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☒ yes ☐ no:

landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no

meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

tenants: Carter's Burgers; Chef Cas's; Kolache Rolf's; Los Molcajete; Vacant;
Libation's Liquors; Subway; Hastings; HEB; The Theater Co.; Life Church;
Joann; Bial's; Baskin's; Sally Beauty Supply; Payless Shoe Source; Family Dollar;
Greene Eyes; Great Clips; Cartridge World; Vacant; Vacant; Bryan Nails;
Gold's Gym; HEB Gas Station; First Victoria Park; Starbucks